

STREET VACATIONS ABANDONED 7-6-55  
CODE AVL. SOUTH OF N. 56TH STREET

11/11: This letter was referred to Planning Commission  
in connection with Meeting of July 6th on Vacation of Code  
Ave., E. of W. 56th St.

GSA

July 1, 1955

Planning Commission  
Village of Edina  
Village Hall  
Edina, Minnesota

Gentlemen:

I will be unable to attend the July 6 meeting regarding the closing of Code Avenue at 56th Street. Therefore, I am writing this to voice my objections to the proposed action.

I purchased Lot 1, Melody Knolls, first addition in 1951. One of the considerations was the knowledge that Code Avenue would soon be extended south to join 56th Street. This extension is essential for the following reasons:

1. Quick access to area for the Fire Dept. in cases of fire.
2. One mile shorter route from our house to points north.
3. Improved road for winter driving. The hill on Melody Lane is impossible to ascend in slippery weather which is not the case with the present grade on Code Avenue.
4. Safer to enter and exit from Normandale Road at 56th Street than Grove Street because of level terrain.

Sincerely yours,

*Peter Henningsen, Jr.*

Peter Henningsen, Jr.

5717 MELODY LANE

PH:cb

SCHOLLE AND SCHWEIGER  
ATTORNEYS AT LAW  
1665 NORTHWESTERN BANK BUILDING  
MINNEAPOLIS 2, MINNESOTA

LESLIE C. SCHOLLE  
VERNON J. SCHWEIGER  
HAROLD KALINA

June 23, 1955.

Village Council of Edina,  
Edina, Minnesota.

Gentlemen:

This letter is being written to formally give notice to the Village of Edina Council and charge the Village of Edina through this notice of a certain dangerous condition which said Village has caused and created through the unlawful and wrongful extension of Code Avenue south of the intersection of West 56th Street and Code Avenue, Village of Edina, Minnesota.

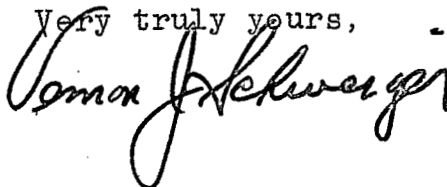
Prior to the construction of said extension the property immediately westerly of the lake was even with the lake, but in the construction of said extension the Village changed said normal and natural condition of the terrain and thus created a dangerous situation in that a high embankment was caused to be constructed adjacent to the lake, and since said construction, children of tender years have been playing on the top of said embankment, with the result that there is immediate danger of these children rolling down the bank and into the lake, and in my opinion, if a drowning occurs, the Village will be responsible for such drowning under the doctrine of attractive nuisance, and this notice is being given to the Village for the purpose of putting it on notice of said fact and of the existence of said condition.

I wish further to charge the Village of Edina that it has created a traffic hazard at said intersection of West 56th Street and Code Avenue, in that said Village has now created a blind corner intersection for vehicles proceeding on West 56th Street and the extension of Code Avenue, and have increased the potentialities of accident at this corner. Children are in the habit of crossing this intersection and the hazard to them as a result of the extension of Code Avenue has also been greatly increased.

So many times a life has to be lost before a situation is remedied. You have an opportunity here to save that life by not allowing a dangerous condition to be created.

Should not the saving of that life be a controlling factor in your deliberations?

Very truly yours,



VJS-P.

## SCHOLLE AND SCHWEIGER

ATTORNEYS AT LAW

1665 NORTHWESTERN BANK BUILDING  
MINNEAPOLIS 2, MINNESOTALESLIE C. SCHOLLE  
VERNON J. SCHWEIGER  
HAROLD KALINA

June 10, 1955.

Village of Edina,  
Village Council,  
Edina, Minnesota.

Gentlemen:

I reside at 5109 West 56th Street, Edina, Minnesota. My house is located on the southeast corner of the intersection of West 56th Street and Code Avenue. My neighbors and I have been before the Village Council four times during the last two and one-half years concerning the situation at said intersection.

When I first moved to said location, the streets had not been graded and a water problem existed at the intersection. I discussed this with the Village Engineer Mitchell and suggested a storm sewer to drain the intersection at that time, and he stated that he was of the opinion that any conduit placed at the intersection would freeze up in the winter and be of no utility. The street was graded and a wrong grade was established, causing further difficulty. Extension of Code Avenue drains a large area with the result that the water rushed in with such force that it caused a ravine to be established in the extension of Code Avenue and I appeared before the Village Council on said situation and again asked that something be done; thereupon they filled the drainage caused by the water and of course the only thing that resolved was that the dirt was washed down into the lake.

The property to the southwest of my home is now being developed for residential purposes and approximately two weeks ago a cut was made on the extension of Code Avenue of approximately ten feet, leaving a large embankment alongside the west side of my property. The cut was made to such an extent that at the lower end of the extension of Code Avenue it was made necessary to construct a high grade to meet the cut which was established. This has created a very bad situation not only for myself and the other residents in that area but also for the Village, as the Village is taking on added expense and responsibility for the maintaining of this extension of Code Avenue. The extension of Code Avenue in my opinion is entirely unnecessary and will serve no useful purpose. The road will not be passable in winter and I am further of the opinion that the nature of the road will be very conducive to accidents. I have observed the Village in its operations on the extension of Code Avenue, and it is needless to say that there has been a great waste of the taxpayers' money in the work that has been repeatedly done on the

Village of Edina, -2-  
June 10, 1955.

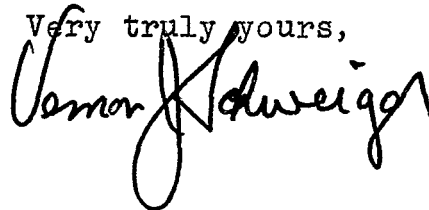
extension and said work has been of no useful purpose.

I am definitely of the opinion that the interests of the Village as well as of everyone else would be best served if Code Avenue south of 56th Street could be vacated. If such were done I am certain that the vacation could so be prepared that the Village could retain whatever easement it might desire regarding utilities.

My neighbor, Richard Dewey, who resides on the southwest corner of the intersection, also is desirous of vacating Code Avenue south of 56th Street.

I therefore respectfully submit for your consideration the vacating of Code Avenue south of 56th Street.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Vernon J. Schweiger". The signature is written in a cursive style with a large, looping initial "V".

VJS-P.

June 16, 1955

Mr. Vernon Schweiger  
5109 West 56th Street  
Minneapolis 10, Minnesota

Dear Mr. Schweiger:

The Planning Commission at Edina will discuss the  
vacation of Code Avenue, south of West 56th Street,  
at the regular meeting July 6, 1955. Since you are  
interested in this property you are invited to  
attend this meeting.

Very truly yours,

Joseph Zilan  
Village Engineer

JZ:rh

June 16, 1955

Mr. Richard Darrow  
5201 West 56th Street  
Minneapolis 10, Minnesota

Dear Mr. Darrow:

The Planning Commission at Edina will discuss the  
vacation of Cade Avenue, south of West 56th Street,  
at the regular meeting July 6, 1955. Since you are  
interested in this property you are invited to  
attend this meeting.

Very truly yours,

Joseph Zilman  
Village Engineer

JZ:ch



June 16, 1955

Mr. Harry Hansen  
5221 West 56th Street  
Minneapolis 10, Minnesota

Dear Mr. Hansen:

The Planning Commission at Edina will discuss the  
vacation of Code Avenue, south of West 56th Street,  
at the regular meeting July 6, 1955. Since you are  
interested in this property you are invited to  
attend this meeting.

Very truly yours,

Joseph Zikan  
Village Engineer

JZ:rh

June 16, 1955

Mr. Ernest Hansen  
5317 West 56th St.  
Minneapolis 10, Minn.

Dear Mr. Hansen:

The Planning Commission at Edina will discuss the  
vacation of Code Avenue, South of West 56th Street,  
at the regular meeting July 6, 1955. Since you are  
interested in this property you are invited to  
attend this meeting.

Very truly yours,

Joseph Zikan  
Village Engineer

JZ:zh

June 30, 1955

# 4

We, the undersigned property owners and residents of Edina, request the Edina Planning Commission and Council to keep Code Ave open from Melody Lake Drive to 56th Street so as to give access to 56th Street from the south.

There are several reasons why we feel this street should be kept open. First, it is the only direct route to town for those residing south of 56th. We reviewed the plot as planned by the Planning Commission before building our homes. We purchased and built our homes with the understanding that this connecting road was soon to be surfaced and thus afford us a convenient route into town.

This street was planned long before homes were built either on 56th or the area south of 56th. It is well planned to serve this district. The street was shown on the Planning Commissions plat and was, or could have been reviewed by anyone contemplating building or buying in this area. Thus everyone in the area accepted residence with the full knowledge before them that Code Street did continue south from 56th Street.

The second reason we feel this street should be left open is for Fire and Police protection to the area south of 56th. Should the Commission and Council allow this street to be closed it would mean fire trucks and squad cars must travel more than one half mile farther to reach our property. Surely this connecting street should not be closed when it affords us better protection in these cases of emergency.

The value of our property is greatly decreased if our only access to town is via a long indirect route. We purchased our property with the full assurance from the Planning Commission plans that a direct route on Code Ave. was a permanent part of this development.

When consideration is given to more adequate fire and police protection in addition to the proper valuation for the large area involved we trust that the original planning will be upheld so that Code Ave may continue to serve this community as intended.

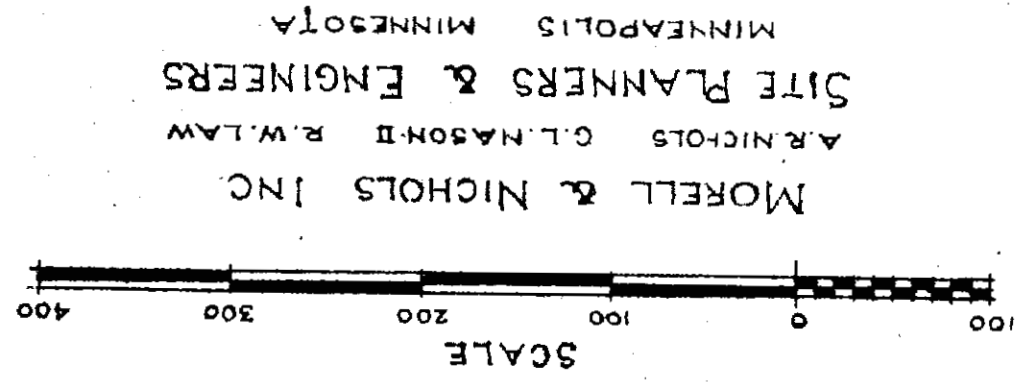
Peter Henningsen, Jr.	5717 Melody Lane
Mrs. Peter Henningsen, Jr.	5717 Melody Lane
A.E. Stiff	5729 Melody Lane
Mrs. Floyd Sahl	5724 - Code Ave
Weir Mitchell	5221 Melody Lake Drive Edina
Mrs. Weir Mitchell	5221 Melody Lake Drive, Edina
George L. Gau	5712 Melody Lane
Mrs. George L. Gau	5712 Melody Lane
M.C. Lindboe	5208 - Grove St.
Mrs. M.C. Lindboe	5208 Grove St.
Joseph B. Moore	5100 Grove St.
Jane E.R. Moore	5100 Grove St.
Matt W. Mutton	5117 Grove St.

4	M. W. Mattson	5117 Grove
511		
	Mrs. James F. Coffin	5121- Grove
	Harry C. Hansen	
	Ernest W. Hansen	51
	Henry M. Krohlsch	5194 - Grove St.
	James R. Oppim	5121 Grove St.
	Mrs L. F. Wadsworth	5212 Melody Lane
	L. F. Wadsworth	5212 " "
	Roald E. Dybing	5721 Melody Lane
	Elizabeth C. Dybing	5721 Melody Lane
	L. J. Opperman	5713 Melody Lane
	Mrs L. J. Opperman	5713 Melody Lane
	Mrs. A. E. Stiff	5729 Melody Lane
	Mr. H. W. Sable	5724 Lake Ave.
	A. H. Gustafson	5114 Grove St.
	Mr. James A. Sten	5204 Grove Street
	Mrs. James A. Sten	Lot 7 Block 2 Melody Lane 10 <sup>th</sup> St.

# Melody Knolls

THIRD ADDITION ~  
PRELIMINARY STUDY FOR SUBDIVISION

OF  
PORTION OF AREA SOUTH OF WEST 56<sup>TH</sup> ST - SECTION 33 -  
FOR  
MR. ERNEST W. HANSEN



MORELL & NICHOLS INC.  
A.R. NICHOLS C.L. NICHOLS II R.W. LAW  
SITE PLANNERS & ENGINEERS  
MINNEAPOLIS MINNESOTA

NOTE:  
ALL LOT DIMENSIONS ARE BY SCALE AND  
ARE THEREFOR APPROXIMATE ONLY. THEY WILL  
BE DETERMINED BY LOT SURVEY AND DEED PLAT.



# Survey for

5002 MOORE AV.

*Mimnapolis Minn.*

of that part of

Gov't lot 4, Sec. 33,  
T117N-R21W.

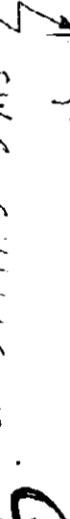
T117N-R21W

Village of Edina

as shown on the plat.

Feb. 1951,

J E Souders  
Sutley



GROVE

STREET

Scale, 1" = 40'



Survey for  
R. C. SONNENBERG  
5002 MOORE AV.  
Minneapolis, Minn.

of that part of  
Govt lot 4, Sec. 33.  
T117N R. 1W.

Village of Edina

as shown on the plat

Feb. 1951. J. E. Gaudin  
Surveyor

POND

"A"

"B"

"C"

"D"

"E"

"F"

MELODY  
LANE

SOLD

SOLD

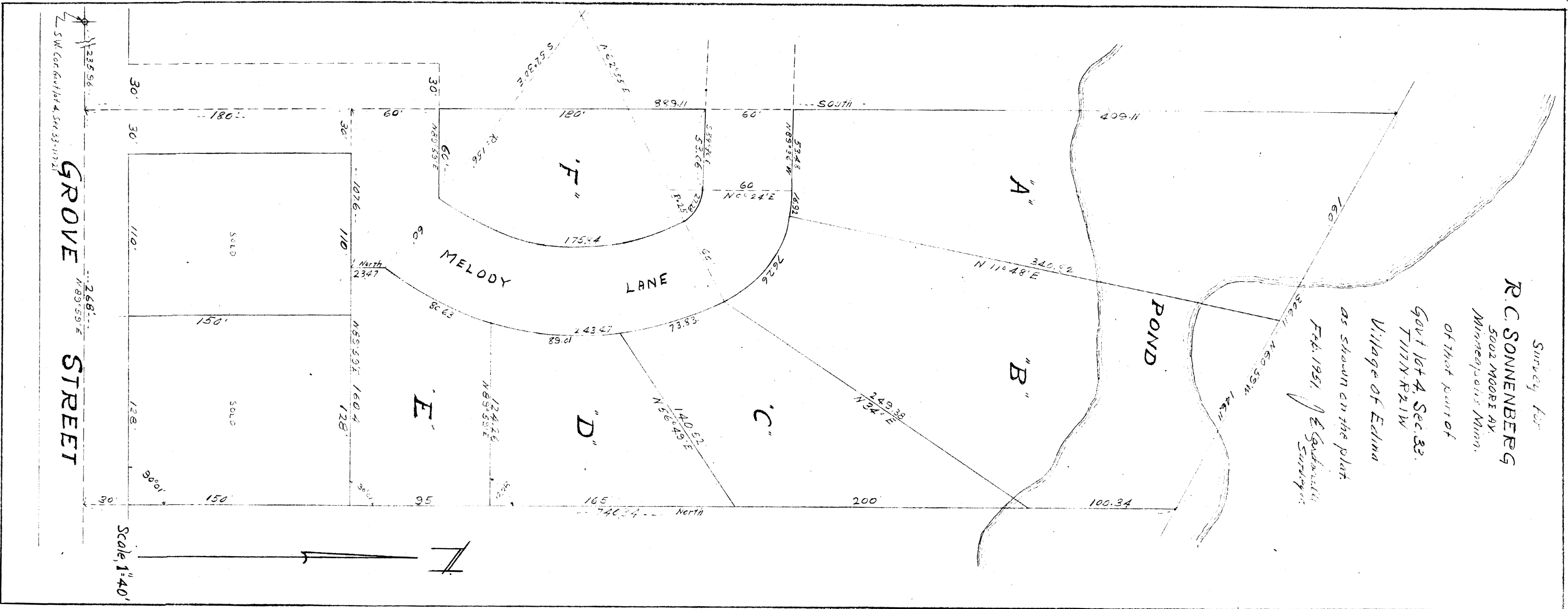
GROVE STREET

Scale, 1"=40'

Easement in turn-around }  
driveway }

Survey for  
**R. C. SONNENBERG**  
5002 MOORE AVE.  
Minneapolis, Minn.

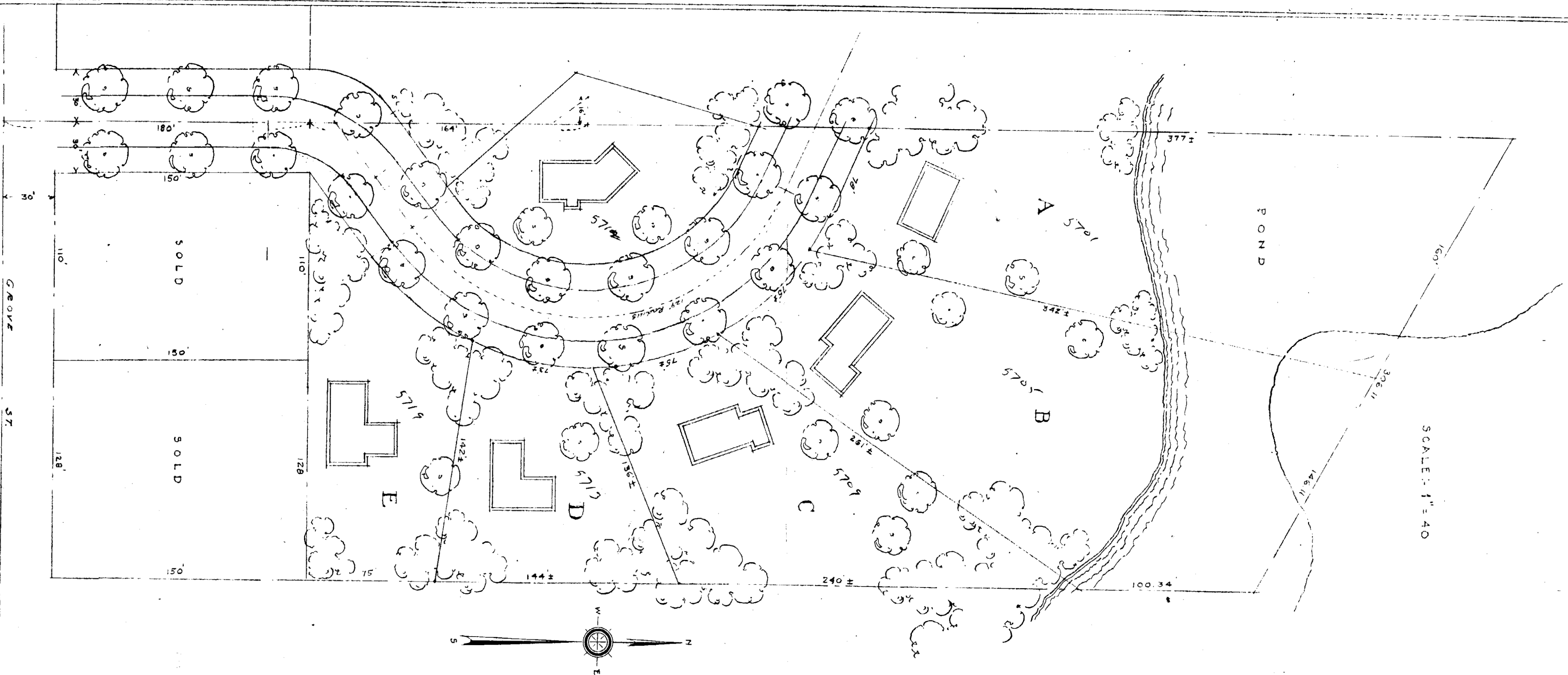
of that part of  
Gov't lot 4, Sec. 33,  
T117N-R21W,  
Village of Edina  
as shown on the plat.  
Feb. 1931. *E. Gaudinelli*  
Surveyor





TENTATIVE STUDY OF SUBDIVISION  
FOR  
MR. R. C. SONNENBERG

SCALE: 1" = 40'



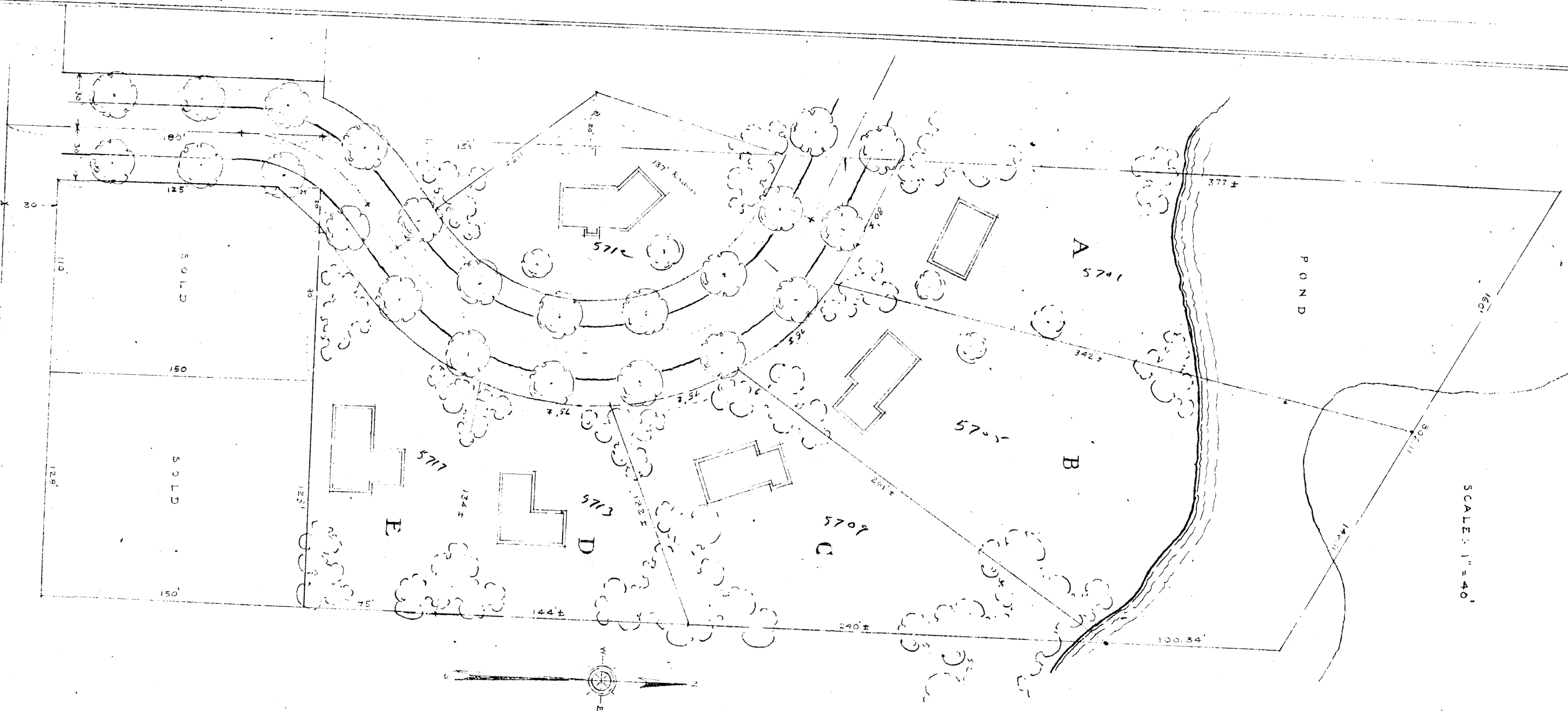
NOTE:-  
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FINAL DETERMINATION BY SURVEYOR.

Final Plat

DATE: MAY 23 1951  
DRAWING 384. E.

TENTATIVE STUDY OF SUBDIVISION  
FOR  
MR. R. C. SONNENBERG

SCALE: 1" = 40'



DATE: MAY 5, 1951  
DRAWING No. 383 E

NOTE:  
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FINAL DETERMINATION BY SURVEYOR.

170 / 170 / 1st Edition

Survey for

R. C. SONNENBERG

5002 MOORE AV.

Minneapolis Minn.

of that part of

Govt lot 4, Sec. 33.

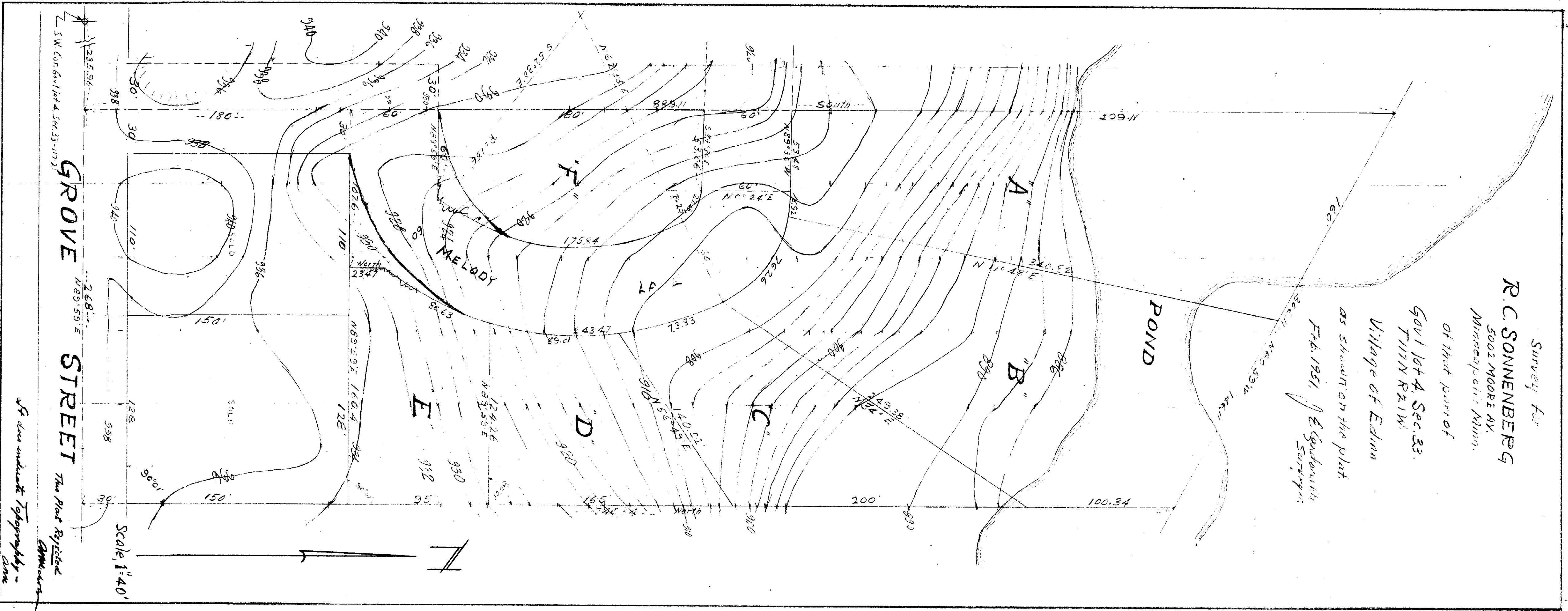
T117N R21W

Village of Edina

as shown on the plot.

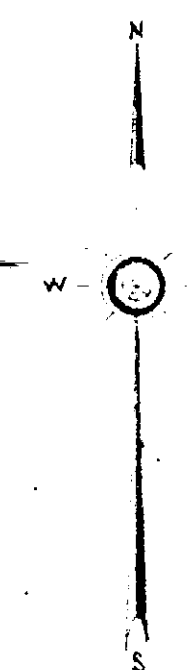
Feb. 1951.

Edgar Allan Poe



THIRD ADDITION ~  
PRELIMINARY STUDY FOR SUBDIVISION  
OF  
PORTION OF AREA SOUTH OF WEST 56<sup>TH</sup> ST - SECTION 33  
FOR  
MR. ERNEST W. HANSEN

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